

**SALEM BOARD OF ASSESSMENT APPEALS
MINUTES OF APPEALS HEARING
SALEM TOWN HALL, CONFERENCE ROOM 1
APRIL 11, 2011**

Members Present: Robert Green, Terrell Patterson, Frank Abetti

Meeting called to order at 7:00PM by Robert Green. Legal notice read by Robert Green.

The following is the list of appellants and appointment times:

7:00PM Mary Richardson, GRW, LLC 406 New London Road, Salem 860-303-1886
List Number: 187

M. Richardson was sworn in by Robert Green.

Appellant Claim:

- No changes have been made with the property, did not understand why assessment had increased.

The Board inquired M. Richardson if any changes were made to improve the look of the property.

M. Richardson stated no to the question of changes.

The Board reviewed the assessment field card and noted there had been an increase change in the land size. There were no indications on the field card as to why the change was made.

Board Decision: No changes will be made at this time. The Board will research claim with the Assessor. Appellant will be notified by mail of the Board's Decision.

7:15PM Kobyluck Brothers, LLC 24 Industrial Drive, Waterford 860-444-9604
List Number 400386

Rescheduled for April 16, 2011 at 12:30PM.

7:30PM Andre and Melinda McGurer 63 Valley Drive, Salem 860-501-3069
List Number: 1370

A.and M. McGurer were sworn in by Robert Green.

Appellant Claim:

- The assessment on the basement is 978 square feet of finished basement and 2600 square feet of unfinished basement (which incorrectly includes the 978 sq. ft. finished).
- Cost of finished basement was approximately \$29,000. Assessment was \$58,000.00. Appellant felt the amount was too high.
- The front of the property (1 to 1 ½ acres) in on Silver Creek and is part of wetlands and think they are being taxed on the property without reduction for wetlands.
- Why assessment of property is higher the others in their neighborhood.

B. Green inquired if a copy of the site plan showing the wetlands could be submitted to the Board; also that the deed to the property should be checked.

T. Patterson explained a possibility that the wetlands is not shown correctly on plan and where the indication of wetlands would be shown on the field card.

The Board will determine if the unfinished basement area incorrectly includes the finished basement area (is double counted).

The Board also explained property values are based on the 2006 Assessment. Current market prices have affected properties though out the Town of Salem.

Board Decision: No changes will be made at this time. The Board will research claims with the Assessor. Appellant will be notified by mail of the Board's decision.

7:45PM Mark and Valerie Rolsma 36 Stonewall Road, Salem 860-523-1523
List Number: 2028

M. and V. Rolsma were sworn in by Robert Green.

Appellant Claim:

- Assessment increase
- Original value of property

A review of the assessor field card revealed a bathroom had been added.

The appellant did not contest the addition of the bathroom.

A copy of assessment letter was reviewed by R. Green.

The Board explained the property value is based on the 2006 Assessment. The reevaluation is taking place now and new assessed value will be in October 2011. If an adjustment was made it would only be for this year.

Board Decision: No changes will be made at this time. The Board will research comparable property in Salem. The appellant will be notified by mail of the Board's decision.

8:00PM Wei Zhao and Weniel Liu 55 Stonewall Road, Salem 860-715-3487
List Number: 2023

W. Zhao and W. Liu were sworn in by Robert Green.

Appellant Claim:

- Property value vs. assessed value
- Problem with a late tax bill

A presentation was given to the Board with comparable properties within Salem.

The Board explained the assessed value is based on the 2006 Assessment. The Board also explained the assessor's field card and how the information is listed on the card.

Board Decision: No changes will be made at this time. The Board will research comparable property in Salem. The appellant will be notified by mail of the Board's decision.

8:15PM John and Diane Gilbert 25 Pratt Road, Salem 860-886-8452
List Number: 2245

J. and D. Gilbert were sworn in by Robert Green.

Appellant Claim:

- Assessed value of building lot 2 Pratt Road, Salem

The Board explained building lot values are a percentage of a certain amount. For the town of Salem that amount is \$82,000.00.

The appellant inquired if the lot could be designated something other than a building lot.

R. Green explained more about farmland and informed the appellant they should see the Planning and Zoning Enforcement Officer for more information on changing the status of the lot.

Board Decision: There will be no change in assessment. Appellant will be notified by mail of the Board's decision.

8:30PM Lucion Garland 56 Harris Road Ext., Salem 860-304-6798
List Number: 2087

Board Decision: There will be no change in assessment. Appellant did not appear and will be notified by mail of the Board's decision.

8:45PM John Duranto 238 Forsyth Road, Salem 248-408-3423
List Number: 2176
Rescheduled for April 18th, 2011.

8:45PM Bobbie Thomas 37 Oak Ridge Road, Salem 860-204-0340
List Number: 2055
B. Thomas sworn in by Robert Green.
Appellant Claim:

- Assessed Value vs. Property Value

The Board explained the property value is based on the 2006 Assessment. The reevaluation is taking place now and new assessment value will start in October 2011.

Board Decision: There will be no change in assessment. Appellant will be notified by mail of the Board's decision.

9:00PM Li Ping Chanaphay 73C Horse Pond Road, Salem 860-862-7201
List Number: 1698
L. Chanaphay sworn in by Robert Green.
Appellant Claim:

- Decrease in property value due to leak in piping in unit above the appellants. Condo association did not fix problem properly.

The Board explained the property value is based on the 2006 Assessment. The reevaluation is taking place now and new assessment value will start in October 2011. The Board is aware the Salem Building Official had been to the property in the past to observe the damage.

Board Decision: The Assessor will be asked if damage could be a possible hardship. Appellant will be notified by mail of the Board's decision.

Hearing adjourned at 9:15PM.

Respectfully submitted,
Diane Weston
Recording Secretary